

**WETHERSFIELD PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND MEETING**

**December 2, 2014**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, December 2, 2014 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

**1. CALL TO ORDER:**

Chairman Roberts called the meeting to order at 7:06 p.m.

**1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum):**

Clerk Margiotta called the roll as follows:

Member Name	Present	Absent	Excused
Richard Roberts, Chairman	✓		
Thomas Harley, Vice Chairman	✓		
Antonio Margiotta, Clerk			✓
James Hughes	✓		
George Oickle	✓		
Joseph Hammer	✓		
Anthony Homicki			✓
Angelo Robert Fazzina	✓		
Thomas Dean	✓		
Alex Vasel (alternate)	✓		
Leigh Standish (alternate)	✓		
Ryan Allard (alternate)	✓		

Also present were: Peter Gillespie, Town Planner/Economic Development Manager; and Denise Bradley, Assistant Planner

Members of the Public were present.

Chairman Roberts noted at the time of roll call there were six (6) full members and three (3) alternate members in attendance. All members present to participate.

**2. OLD BUSINESS:**

There was no old business discussed during this meeting.

**3. NEW BUSINESS:**

**3.1 PUBLIC HEARING APPLICATION NO. 1847-14-Z: Lauretano Sign Group c/o Alyson Dombrowski** Seeking a Special Permit in accordance with Section 6.3.I.2 of the Wethersfield Zoning Regulations to install a 25.73 s. f. monument sign w/electronic message center at 884 Silas Deane Highway (City Fish).

Alyson Dombrowski, Lauretano Sign Group, appeared before the Commission regarding this application. She indicated the existing wall signs would be removed taking the signage total from 295 sq ft down to 113.73 sq ft. The proposed electronic message center would consist of 25.73 sq ft.

Chairman Roberts inquired and Ms. Dombrowski indicated signage calculations were based on a single side.

Mr. Gillespie indicated that free standing signs are only calculated on one side for square footage.

Commissioner Oickle indicated he was glad to see signage removed for lack of visibility. He inquired and Mr. Gillespie indicated that any image advertising the business is part of the sign. Symbols regarding the particular business would be acceptable, namely it is a fish market and such imagery would include things of that nature.

Mr. Gillespie indicated the Applicant had been before the Design Review Commission and they had suggestions for stipulations including frequency of the change in messages.

Commissioner Oickle inquired and Mr. Gillespie indicated a regulation was adopted for case by case special permit to allow signage with electronic message boards. He noted recent approvals for Liberty Bank with a changing time and temperature and gas stations with electronic price changes. He noted those examples to be a smaller scale with less frequency of change.

Commissioner Hammer inquired and Mr. Gillespie indicated minimum intervals on previously approved signs have been 10 seconds.

Ms. Dombrowski indicated it had been discussed with the Design Review Commission to have a minimum ten (10) second interval between messages with no more than four (4) messages at a time in the daily cycle and those messages could be changed periodically. Messages would not flash; they will remain stationary before sliding to the next message in the cycle.

Commissioner Hammer inquired and Ms. Dombrowski indicated that the sign was capable of changing messages by sliding across the screen or by 100% change over. Commissioner Hammer inquired and Ms. Dombrowski indicated the message could be set to remain for any desired time limit.

Commissioner Hughes noted the approximate size of the electronic message board to be 20sq ft.

Chairman Roberts indicated the dimensions to be 2.4' x 4.9'.

Commissioner Oickle inquired and Ms. Dombrowski indicated that because Wethersfield currently has no standards regarding these signs, she provided examples of electronic message boards in other towns. Commissioner Oickle inquired and Ms. Dombrowski indicated the trees blocking the wall signs were planted recently at the towns request but had become overgrown. Commissioner Oickle noted his concern for electronic message boards being allowed in town and becoming numerous along the Silas Deane Highway.

Vice Chairman Harley noted the trees hide building and he sees the need for signage, but advocated for a long duration with quick change so drivers not likely to notice change and be distracted.

Commissioner Fazzina noted that while many will not afford this elaborate of a sign, if approved it will set precedence for future signs and the Commission will need to be prepared to allow others.

Commissioner Hammer mentioned the look of an electronic sign is a concern with constant flashing signage in future. He noted the Commission's reluctance and their stringent stance on previous applications and his own concern for how the Commission would distinguish one application from another in the future. He would prefer the message interval to be one (1) minute bringing it closer to being stationary.

Commissioner Dean inquired if any studies had been done to define their marketing interest and whether or not this signage would foster that interest and to what extent.

John Anagnos, owner of City Fish Market, appeared before the Commission. He indicated he's been a member of the community since 1950 and has witnessed many changes over that time. He talked about his previous advertising with the Hartford Courant and his current use of temporary A-frame signs throughout the year for drawing in customers. He wants to change with the times and feels a significant investment of thirty thousand (\$30,000) dollars or more will allow him to hook more customers and keep his business afloat among strong competition from places like Stew Leonard's and Whole Foods. The landscape on the property has matured and blocked out signs. Mr. Anagnos noted the effectiveness

of the temporary signs and wishes to expand upon that in a classy way. He discussed the numerous ways the temporary signs have helped him bring in new customers. He indicated he is willing to accept any stipulations the Commission may put on the sign including a return to the Commission within a set timeframe to discuss and make changes as they see fit. He is also willing to be a model for future signs and considers the electronic message board to be more of an ad program than a sign.

Commissioner Hammer inquired and Mr. Anagnos indicated he was open to any timeframe the Commission stipulated for hours the sign could be lit.

Commissioner Fazzina inquired and Mr. Anagnos indicated thirty (30) years ago there were no freestanding signs in Wethersfield and regulations were made to accommodate them. This is where signs are going.

Commissioner Hughes inquired and Vice Chairman Harley indicated the traffic count on the Silas Deane Highway to be around eighteen thousand (18,000) cars. Mr. Anagnos indicated he wished to take advantage of this traffic count with the use of technology.

Chairman Roberts noted there are concerns about setting a precedent and the distraction of an electronic sign. He noted the willingness of the Applicant to trade off existing signage for a lesser square footage modern sign. It can improve the atmosphere of the Silas Deane Highway and it is distinguishable from other potential applications that will come before them.

Commissioner Hughes mentioned the abundance of greenscape, the surrendering of a large portion of signage for the screen on the electronic sign and a large overall which allows for the sign to fit in.

Commissioner Dean inquired and Mr. Anagnos indicated he has no formal studies to show the impact of these signs on public interest in a business. His experience with the use of a free standing A-frame sign as a temporary means has been highly effective and he expects a large return from this new sign

Commissioner Standish indicated that the trees requested by the town grew and many landscape plans require change of landscape as things grow. He inquired and Mr. Anagnos indicated he was open to the Commission stipulating a return for review in order to discuss the types of images being displayed and to put restrictions on them in the future as needed.

Commissioner Hammer noted his appreciation for the willingness of the Applicant to work with the Commission and feels it is key with a changing message. He indicated more thought should go into how these signs would be approved in future.

Commissioner Vassel inquired and Mr. Anagnos indicated he uses his website and emails for advertising but that audience is existing and it does nothing to bring in new customers.

Commissioner Hammer inquired and Mr. Gillespie indicated that the Design Review Committee had approved the sign with the suggestion of limiting the messages to four (4) in a rotation. Mr. Anagnos indicated he wished to have a test run and would return to the Commission in a set timeframe to decide on more permanent stipulations.

Commissioner Standish proposed the use of a static message to begin at 10pm instead of midnight.

Chairman Roberts noted the presence of residential properties across the street.

Commissioner Oickle inquired and Mr. Gillespie indicated the proposed sign does meet all size requirements. Commissioner Oickle noted he would like to see the parking lot apron repaved. He would also prefer to see longer intervals between the messages.

Chairman Roberts noted the Applicant has made it clear he will entertain all reasonable stipulations or test period.

Commissioner Allard inquired and Ms. Dombrowski indicated the screens would show the same message on both sides.

**PUBLIC COMMENTS:**

Commissioner Roberts read correspondence submitted by James Robertson Jr., Manager at Origen Ventures (the direct abutting neighbor), who spoke in favor of the Application.

**Motion:** Vice Chairman Harley made a motion to close the Public Hearing regarding **PUBLIC HEARING APPLICATION NO. 1847-14-Z: Lauretano Sign Group c/o Alyson Dombrowski** Seeking a Special Permit in accordance with Section 6.3.I.2 of the Wethersfield Zoning Regulations to install a 25.73 s. f. monument sign w/electronic message center at 884 Silas Deane Highway (City Fish).

**Second:** Commissioner Hughes seconded the motion.

Aye: Roberts, Harley, Hughes, Oickle, Hammer, Fazzina, Dean, Vassel, Standish, Allard;

Nay: None;

Vote: 10-0;

**Public Hearing Closed.**

**Motion:** Vice Chairman Harley made a motion to approve **PUBLIC HEARING APPLICATION NO. 1847-14-Z: Lauretano Sign Group c/o Alyson Dombrowski** Seeking a Special Permit in accordance with Section 6.3.I.2 of the Wethersfield Zoning Regulations to install a 25.73 s. f. monument sign w/electronic message center at 884 Silas Deane Highway (City Fish) with the following stipulations:

1. Sign brightness shall be subject to Staff review and approval.
2. Message interval shall be one (1) minute with an instant change over to next message.
3. Removal of existing signage as proposed to the Commission.
4. The sign shall remain static from midnight to 5am.
5. Applicant shall return one (1) year after installation for sign review operations.

Vice Chairman Harley discussed the proposed stipulations in more detail with options on how to address each.

The Commission went into discussion about which types of messages could be exempt (amber alerts and public service messages) and Mr. Gillespie indicated no need for exemption on these types of messages if the number of messages in the sequence is not being limited.

Commissioner Standish inquired and Mr. Gillespie indicated Town Staff would look at the brightness levels during the day and night and determine appropriate levels based on industry standards prior to the sign being in full operation.

Commissioner Hughes indicated he would be in favor of a thirty (30) second message interval to allow vehicles in traffic to view more than one message.

Commissioner Oickle noted he would vote against this Application if the interval goes less than one (1) minute.

Commissioner Allard noted a sign change while driving will go unnoticed because of the instant changeover with no animation.

Commissioner Standish mentioned the sign going static after 10pm and returning to a changing message at 5 or 6am.

Commissioner Hughes noted that a one (1) minute interval screen change wouldn't need to go static because it wouldn't have an effect on drivers during that time frame.

Vice Chairman Harley noted adding the stipulation for the sign to remain static from midnight to 5am.

**Second:** Commissioner Hughes seconded the motion.

**Discussion:**

Commissioner Fazzina inquired and Mr. Gillespie indicated the Applicant could return to the Commission in the future and apply for additional signage, but as proposed this approval would bring the signage into compliance with current Zoning Regulations. This approval of a free standing sign would require future signs to be brought before the Zoning Board of Appeals.

Commissioner Hammer mentioned the Applicant trading off a historically accepted non-conforming signage amount for a lesser volume that will bring him into compliance.

Chairman Roberts noted this is a special permit application, treated on case by case basis and it will be easier to deny others who do not demonstrate as much willingness to work with the Commission.

Commissioner Hughes indicated the mature greenspace and overall size of the building allows this sign to fit in.

**Voting:**

Aye: Roberts, Harley, Hughes, Oickle, Hammer, Fazzina, Vassel, Standish, Allard;

Nay: None;

Abstain: Dean;

Vote: 9-0-1;

**Application Approved as Stipulated.**

**3.2 PUBLIC HEARING APPLICATION NO. 1848-14-Z: SF Wine, LLC** Seeking a Special Permit in accordance with Section 5.8 of the Wethersfield, Zoning Regulations for retail liquor sales at 1138 Silas Deane Highway.

Leo Field, SF Wine LLC, appeared before the Commission regarding this Application. He is seeking to open and operate a three thousand six hundred seventy-two (3,672) s. f. package store in the Marshall's shopping center. The plaza is located on the Silas Deane Highway with a second public entrance on Mill Street. Cars traveling southbound towards Rocky Hill have a left turn lane on the Silas Deane Highway so as not to impede traffic. There is a traffic light at the intersection of Silas Deane and Mill Street for and a third parking lot entrance to the rear on Mills Street for service vehicles. Mr. Field presented the Commission with tables and went into a discussion about the statistics and proximity of stores to one another along the Silas Deane Highway. He also made comparisons to the statistics on Wolcott Hill Road and the Berlin Turnpike.

Commissioner Oickle indicated the State does not take commercial density into consideration to

determines package store licenses. Mr. Field noted that those licenses are based on population but will show up in commercial areas.

Commissioner Standish mentioned there are pockets of residential areas among the commercial zones which makes more sense from a sales point of view. He noted there are other areas of Wethersfield that have commercial zones mixed into predominantly residential zones.

Vice Chairman Harley noted it is not the Applicant's responsibility to find the least offensive location for a proposed property and as Mr. Field present it, there is no location that is more or less concentrated than the proposed location

Commissioner Fazzina inquired and Mr. Field indicated the nearest church is next to The Tilted Kilt (across the street from the Applicant) which serves alcohol on premises. He noted that package stores sell alcohol for off-site consumption. Commissioner Fazzina indicated the restaurant was there before the church moved in.

Mr. Field indicated he views the Silas Deane Highway as one of the premiere retail streets in Connecticut. With three (3) national pharmacy chains (Walgreens, CVS and Rite Aid), multiple banks and gas stations and a plethora of restaurants there is still no perception of the Silas Deane Highway as being a restaurant, gas station or pharmacy street. He perceives it as a retail street where one can buy almost anything, including a bottle of wine.

Commissioner Fazzina mentioned alcohol is regulated while no other business is.

Mr. Field noted that density of commercial construction makes each individual store less visible.

#### **PUBLIC COMMENTS:**

Carlos Ferreira, 315 Dix Rd, appeared before the Commission to speak unfavorably of this Application. He owns a liquor store across the street from the proposed location and noted that prior to the construction of Panera Bread, his store was visible from road. He feels having a store across the street would make for a cluster and is concerned about losing business because of the additional competition. Panera Bread blocks his business from customers so they move on to the next one.

Felipe Martins, owner of Town Line Discount Wine & Liquors, 1303 Silas Deane Highway, appeared before the Commission to speak unfavorably of this Application. He noted there are two (2) package stores across the town line in Rocky Hill along with the nearby stores in Wethersfield. An additional store won't offer anything new that isn't already available in the area.

Mr. Field noted that no one likes competition but would like to have a good relationship with colleagues in the business.

Commissioner Oickle inquired and Mr. Field indicated a full parking lot is better than an empty one but credits the high traffic volume to Marshall's and Pet Supplies Plus. He noted that most liquor sales occur between 4-6:30pm and while they open at 8am, it is with a skeleton staff, and limited activity. He feels the package store will feed off the other businesses. Commissioner Oickle indicated the trailers are not approved for Marshalls and should be removed. Mr. Field mentioned they are used for storage of broken store fixtures (not inventory) where they are kept until they are returned, destroyed or repaired. He noted that he would address the issue if the Commission desired. Commissioner Oickle inquired and Mr. Field indicated they had given permission to the condo owner to paint and mural on the rear of the building to appease the condo owners but they had not been involved with the painting.

Vice Chairman Harley noted that town staff can deal with trailers but the mural is a special case.

Chairman Roberts reminded everyone that this is a new hearing; things discussed last time need to be brought up before the public hearing is closed. He read the regulations for which the Commission should be basing their decision.

Commissioner Standish mentioned the number of package stores and restaurants along the Silas Deane Highway make it a cluster. He noted the parking lot is often full and is convinced people will use the fire lane for package store parking and feels it should be taken into consideration.

Commissioner Hughes inquired and Mr. Field indicated there is a rear loading dock and he can write into the lease that all delivery trucks will use the rear.

Commissioner Standish Mr. Field indicated that they have resisted the use of designated parking spaces for tenants in the past but would accept it if the Commission chose to restrict parking as a stipulation.

Commissioner Hammer inquired and Mr. Field indicated the last use for the proposed space was Casual Curtain which was relocated to open up space for Pet Supplies Plus. Prior to that it was Casual Male.

Commissioner Hammer inquired and Mr. Gillespie indicated that any other retailer could come in and would not need special permit approval as it would be retail to retail. Commissioner Hammer inquired and Mr. Gillespie indicated that parking requirements are the same for retail and liquor stores but differ for restaurants. He noted that there is more parking than required by current Zoning Regulations for this shopping center.

Chairman Roberts inquired and Mr. Gillespie indicated the Commission had approved a store for the tenant space next to Mila Fabrics but it did not go through the State.

Commissioner Allard inquired and Mr. Gillespie indicated that a permit for a convenience store is different than that of a package store.

Commissioner Hammer inquired and Mr. Gillespie indicated any additional space added to this store would be an amendment for the Commission to approve.

Mr. Martins indicated placement of store locations, as presented by the Applicant, was an inaccurate representation of the actual location in reference to undue concentration.

Commissioner Hammer inquired and Mr. Gillespie indicated there are no criteria for separation distances within the Zoning Regulations.

**Motion:** Commissioner Hammer made a motion to close the Public Hearing regarding **PUBLIC HEARING APPLICATION NO. 1848-14-Z: SF Wine, LLC** Seeking a Special Permit in accordance with Section 5.8 of the Wethersfield, Zoning Regulations for retail liquor sales at 1138 Silas Deane Highway.

**Second:** Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Hughes, Oickle, Hammer, Fazzina, Dean, Vassel, Standish, Allard;

Nay: None;

Vote: 10-0;

**Public Hearing Closed.**

**Motion:** Vice Chairman Harley made a motion to approve **PUBLIC HEARING APPLICATION NO. 1848-14-Z: SF Wine, LLC** Seeking a Special Permit in accordance with Section 5.8 of the Wethersfield, Zoning Regulations for retail liquor sales at 1138 Silas Deane Highway.

**Second:** Commissioner Hammer seconded the motion.

**Discussion:**

Commissioner Hammer noted that the State of Connecticut determines maximum number of permits. The Applicant presented relevant data for existing stores in town and the distances. He doesn't feel this is an undue concentration nor has he heard any evidence to suggest it will not be in compliance with development standards.

Commissioner Dean noted the competition between liquor stores does not appear to be a big issue. Due to the busy nature of the Silas Deane Highway, having stores on either side of the road makes it less likely for traffic to cross over if not necessary thus making the competition less than if the stores were on the same side. He feels the location is a good fit with the overall plan of development in town versus having a package store go elsewhere in town.

Commissioner Oickle indicated he felt there was no new information presented this time around versus the last application and he will not be voting in favor. He mentioned the Commission does not have to issue an immediate approval for the 10<sup>th</sup> store and they can always wait for a better location to be proposed. He feels there is too much traffic in the shopping center and is concerned that issues have not been addressed regarding the trailers and graffiti.

Commissioner Fazzina indicated that if across the street is not too close then they have to set precedent for what is and will be voting against this Application.

Commissioner Standish noted he believes this constitutes a cluster. He is concerned that a cluster may create a depressed area for businesses and the neighborhood will begin to decline from competition. He indicated he will be voting against this Application.

Commissioner Vassel indicated he does not feel one store within a retail space will cause a cluster.

Chairman Roberts indicated that concentration is such that it is perceived as a dominant characteristic of the neighborhood or the area. There is no shortage of availability of alcohol but he does not believe one (1) store in a shopping center on the opposite side of an existing package store will tip the balance towards being a dominant characteristic.

**Voting:**

Aye: Roberts, Harley, Hammer, Dean, Vasel

Nay: Hughes, Oickle, Fazzina, Standish

Abstain: Allard

Vote: 5-4-1.

**Application Approved.**

**3.3 PUBLIC HEARING APPLICATION NO. 1849-14-Z: Wingfoot Commercial Tire Systems, LLC dba Goodyear Commercial Tire & Service Centers** Seeking a Special Permit in accordance with Section 5.7 of the Wethersfield Zoning Regulations for a motor vehicle repair license at 1024 Silas Deane Highway.

Michael McGowan appeared before the Commission regarding this Application. He is the Center Manager for location being proposed. They operate under a General Repairer's License and had previously occupied the building prior to 2009. Since then they have been located in Hartford on Murphy Road but due to leasing issues would like to return to Wethersfield. Their license has lapsed, and they are unable to carry it over from the Hartford location. Their primary work is pickup and delivery for major trucking companies. He indicated they perform some repair work, alignments and keep a mechanic on staff to service their own fleet of eleven (11) vehicles which are used for pick up and delivery of tire work and 24-7 roadside assistance.

Commissioner Oickle inquired and Mr. McGowan indicated that minimal repair work would occur beyond tire repairs and approximately eighty-five (85%) percent of all work done is out on the road.

Commissioner Hughes inquired and Mr. McGowan indicated their work is done on heavy trucks, all retread work is shipped up to Maine and they have a twenty-four (24) hour road service out of the facility for night crew. He noted that while they will operate under a General Repairers License they wouldn't be performing much outside of the heavy truck repairs.

Commissioner Oickle inquired and Mr. Gillespie indicated that the nature of the business will not be bringing customers in the evening and lighting should be sufficient.

Commissioner Allard noted that lighting from neighboring property points towards the building.

Commissioner Hughes inquired and Mr. McGowan indicated the business had been in operation for 67 years prior to the relocation.

Mr. McGowan indicated it was not his choice to leave Wethersfield but he would like to return and invest money to improve the property.

Commissioner Oickle inquired and Mr. Gillespie made a suggestion to allow the Applicant six (6) months to get through the winter to complete work on the property.

Commissioner Oickle inquired and Mr. McGowan indicated the trailers on site are used for scrap tires, one of which is taken off site twice a week for retreading. There was a discussion about fencing and whether the Applicant would seek to install more appropriate fencing to which he replied he would like to eventually build an addition in the discussed area.

**PUBLIC COMMENTS:**

There were no public comments made regarding this Application.

**Motion:** Commissioner Oickle made a motion to close the Public Hearing regarding **PUBLIC HEARING APPLICATION NO. 1849-14-Z: Wingfoot Commercial Tire Systems, LLC dba Goodyear Commercial Tire & Service Centers** Seeking a Special Permit in accordance with Section 5.7 of the Wethersfield Zoning Regulations for a motor vehicle repair license at 1024 Silas Deane Highway.

**Second:** Vice Chairman Harley seconded the motion.

Aye: Roberts, Harley, Hughes, Oickle, Hammer, Fazzina, Dean, Vassel, Standish, Allard;

Nay: None;

Vote: 10-0;

**Public Hearing Closed.**

**Motion:** Commissioner Oickle made a motion to approve **PUBLIC HEARING APPLICATION NO. 1849-14-Z: Wingfoot Commercial Tire Systems, LLC dba Goodyear Commercial Tire & Service Centers** Seeking a Special Permit in accordance with Section 5.7 of the Wethersfield Zoning Regulations for a motor vehicle repair license at 1024 Silas Deane Highway with the following stipulations to be completed within six (6) months:

1. Parking lot shall be resurfaced or capped.
2. Two (2) storage trailers shall be allowed to remain on site.
3. Flatbed trailers shall be removed from the property.
4. Fencing surrounding the tire storage area shall be replaced.
5. All brush piles and litter encroaching upon the Railroad Right of Way shall be removed.
6. Building roof leaders shall be repaired.
7. Tires outside of the building shall be moved to the trailers or fenced-in storage area.
8. Exterior of the building shall be painted.
9. Parking lot shall be re-stripped once the lot is resurfaced or capped.
10. Dumpsters shall be screened.
11. All vehicle repairs will be performed within the building and not on the exterior.
12. Fenced area shall either be removed or repaired.

**Discussion:**

Commissioner Dean inquired and Mr. Gillespie indicated that if changes were made that could not be worked out to staff satisfaction the Applicant would then return to the Commission for a modification.

**Second:** Commissioner Fazzina seconded the motion.

Aye: Roberts, Harley, Hughes, Oickle, Fazzina, Dean, Vasel, Standish, Allard;

Nay: None;

Abstain: Hammer

Vote: 9-0-1;

**Application Approved as Stipulated.**

**4. OTHER BUSINESS:**

Chairman Roberts inquired and Mr. Gillespie indicated enforcement issues at Marshall's plaza will be looked into for the trailers and the mural.

Commissioner Oickle inquired and Mr. Gillespie indicated D&D Market is not changing the use or expanding the square footage but they are bringing the space up to compliance with the Building Code.

**5. MINUTES – November 4, 2014. Planning & Zoning Commission Meeting Minutes**

**Motion:** Commissioner Oickle motioned to approve the November 4, 2014 minutes.

**Second:** Commissioner Standish seconded the motion.

Commissioner Fazzina noted page 8, second line, Commissioner Margiotta is indicated as voting against the Application and two lines later indicated as being in favor of the application.

Commissioner Oickle noted an error on page 8, line 9, the sentence was incomplete.

Aye: Harley, Oickle, Fazzina, Vasel, Standish, Allard;

Nay: None;

Abstain: Roberts, Hughes, Hammer, Dean

Vote: 6-0-4;

**Minutes for the November 4, 2014 meeting Approved as Corrected.**

November 18, 2014. **Planning & Zoning Commission Meeting Minutes**

**Motion:** Commissioner Oickle motioned to approve the November 18, 2014 minutes.

**Second:** Commissioner Hughes seconded the motion.

Commissioner Standish noted the spelling of Michael Turner was incorrect on page 2. He also indicated there was no mention in the discussion following the closing of the public hearing regarding the sign which was removed from the Applicant's property.

Aye: Roberts, Harley, Oickle, Fazzina, Dean, Vasel, Standish, Allard;

Nay: None;

Abstain: Hughes, Hammer

Vote: 8-0-2.

**Minutes for the November 18, 2014 meeting Approved as Corrected.**

## **6. STAFF REPORTS:**

Mr. Gillespie brought to the attention of the Commission a new home being built at 15 Stonegate which had been approved as 1 lot re-subdivision in 2007 along with conditions for approval. He noted the correspondence which was received via email from the neighbor, Nancy Andrews, voicing her concern for the number of windows on the side facing her home. In 2010 a buyer got an amendment to that condition and has since begun work on the home. Ms. Andrews feels the plan, which was approved at staff level, is not in compliance with previous approvals and wants the Town to issue a stop work order. Mr. Gillespie noted the comparison between the originally approved plans and the amended ones in which the number of windows is currently less square footage than was previously approved. Ms. Andrews' primary concern is over the door. The conditions in 2010 only dealt with windows, not doors.

Mr. Gillespie indicated that the Commission had an updated list of Zoning Enforcement issues.

Denise Bradley noted that Salute to Business was to be held on Thursday December 11, 2014 at the Wethersfield, Country Club, 5:30pm.

## **7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING:**

There were no public comments on general matters during this meeting.

## **8. CORRESPONDENCE:**

There were no items of correspondence discussed at this meeting.

**9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:**

There are no pending applications to be heard at the next scheduled meeting.

**Motion:** Vice Chairman Harley made a motion to cancel the meeting scheduled for December 16, 2014.

**Second:** Commissioner Oickle seconded the motion.

Aye: Roberts, Harley, Hughes, Oickle, Hammer, Fazzina, Dean, Vassel, Standish, Allard;

Nay: None;

Vote: 10-0;

**Meeting scheduled for December 16, 2014 cancelled.**

**10. ADJOURNMENT:**

**Motion:** Vice Chairman Harley motioned to adjourn the meeting at 10:20 p.m.

**Second:** Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Hughes, Oickle, Hammer, Fazzina, Dean, Vassel, Standish, Allard;

Nay: None;

Vote: 10-0;

Meeting adjourned.

Respectfully submitted,  
Lindsay Schmitt, Recording Secretary